

## **Minutes of 1.28.2021 MEDC Meeting via Zoom, 8 am.**

---

Meeting called to order at 8:04 am.

**Members' present:** Greg Johnson, Dick Downey, Sarah Cressy, Frank Dzerkacz, Jerry Beck, Roz Greenstein, Bill Nemser, Lynda Thayer, and Karen Freker.

**Others' present:** Andy Moerlein (MCC/MCD), John Massauro (Resident), and Armand Diarbekirian & Jeff Swanberg (Select Board Liaison).

Massauro introduced himself. He is a civil engineer who specializes in land development. He served on the Coolidge School Re-Use Committee, and he is an active member of the Maynard Community Gardeners.

**Verification of Oath Taking.** Beck still needs to take the oath. Freker, because she is a designee of Rep. Hogan, does not have voting privileges.

### **Election of Officers**

Johnson made a motion to appoint Greenstein as Chair. Seconded by Thayer. Cressy suggested that due to his past performance as Vice Chair, that Downey also be considered. Johnson suggested that as Town Moderator, that there may be a conflict of interest.

Thayer, Dcerzbac, Greenstein, and Cressy voted Yes, Downey abstained. Nemser did not vote.

Cressy nominated Downey to serve as Vice Chair. Thayer seconded. Downey accepted the nomination.

Thayer, Dcerzbac, Greenstein, and Cressy voted Yes, Downey abstained. Nemser did not vote.

Johnson nominated Cressy as Clerk. Downey seconded. Cressy accepted the nomination under the condition that someone would volunteer to take minutes in her absence. Johnson volunteered Nemser. The group unanimously voted to approve Cressy as Clerk.

**Naylor Court Dumpster Project.** OMS is creating a project page on the Town's website. Nemser has not yet approached the consultants regarding collective dumpster odors in the summer.

**Public Art Subcommittee.** Beck, in concert with Diarbekirian, have created an exploratory committee of 20+ town leaders and artists, to meet and discuss the creation of a public art entity. According to Moerlein, the first task is to figure out organizational structure—do we create a new entity or retrofit an existing entity? Nemser suggested that this "entity" create an "art fund" to serve as a vessel for future mitigation funds. Members of the Cultural Council and District are part of the discussion.

**Holiday Decorations.** Thayer approached Middlesex Savings Bank to see if their foundation would cover the cost of downtown holiday decorations. Unfortunately, holiday decorations do not fall under the foundation's parameters. Freker suggested business development funds (via a grant) to enhance the business community.

**Plastic Bag Ban.** Swanberg has been approached by a resident who is interested in submitting a Town Meeting warrant article to ban plastic bags in Maynard and asked the MEDC for its feedback. According to Dzerkacz, a plastic bag is a penny, while a paper bag is ten to fifteen cents. In a pre-COVID era, this would cost his business an additional \$7K.

Downey made a motion, which was seconded, to defer this conversation until 2022 (post-COVID).

Swanberg noted that a formal decision was not required, and that "they" are in the info finding stage.

Cressy noted that Hudson passed a plastic bag ban in October of 2019, and that MA passed a statewide ban, effective June 2020. Hudson re-imposed its ban during the summer of 2020. While the Statewide ban was rescinded due to COVID, Cressy fully expects that this ban will be reimposed, hence, it's ultimately a non-issue.

*Dzerkacz and Downey voted in favor of deferring bag ban conversation, while Thayer, Greenstein, and Cressy voted against it. Nemser abstained.*

**Annual Report.** With Greenstein and Downey's suggested edits, the *MEDC unanimously voted to approve the Annual Report*. Downey will modify and send to the Town Clerk.

**Powdermill Road Corridor Study Subcommittee** (Downey, Nemser, Cressy). Nemser reported that the subcommittee met in preparation of Sec. Kennealy's (Housing & Economic Dev) tour of the Powdermill Corridor. The group has compiled a wish list and met with DeMarco to discuss development constraints. Most serious constraint is water distribution. The subcommittee will invite representatives from the Planning Board and Conservation Commission to discuss whether Maynard should consider a moratorium to allow Maynard to build infrastructure to support additional development. Cressy noted that at present, Maynard does not qualify for a Mass Works Grant because it does not have a "shovel ready" project. Freker suggests a Greenworks Grant could be part of the solution.

DeMarco asked the subcommittee to request MEDC's support of proposed water/sewer rates to bolster Maynard's enterprise fund.

Downey made a motion, which was seconded, to support the increased water and sewer rates.

Thayer asked if the Beijing Project could qualify for a Mass Works Grant. Right now, Maynard is obligated to provide any existing services, but yes, new services could qualify.

*The MEDC unanimously voted to support the proposed water and sewer rates.*

**Account Balances.** Downey asked for account balances. It is his understanding that these were sent monthly to the previous Chair. The Town Accountant position is in transition, but Johnson will investigate. Upon her return from maternity leave, Zammuto will keep track of this.

**Mill & Main** is still being considered as a possible location for GSA.

**Planning Updates.** Nemser reported that the new fire station approvals have been completed, and that noise complaints regarding Maynard Crossing have been addressed. Market Basket has relocated its trash compactors. The Gruber project is in the process of mediation with the Planning Board and Conservation Commission.

**Parking Authority.** Greenstein reported that due to Florida Court Bridge construction, the Authority is tackling displaced residential parking.

Meeting adjourned at 9:40 am.

*Proposed minutes submitted by Sarah Cressy on 1.28.21.*